

20-092Z/PDP & 20-093PP – AYRSHIRE FARMS

Summary

This is a request for review and recommendation of approval for a Rezoning/Preliminary Development Plan and Preliminary Plat applications to rezone approximately 11.37 acres from R, Rural District to PUD, Planned Unit Development District for the development of 30 single-family homes, dedicated open space, and the dedication of three public streets.

Site Location

Southeast of the intersection of Shier Rings Road and Cosgray Road.

Current Zoning

R, Rural District

Proposed Zoning

PUD, Preliminary Development Plan

Property Owners

MC Shier Rings, LLC

Applicant/Representative

Todd Foley, POD Design

Applicable Land Use Regulations

Zoning Code Section 153.050

Case Managers

Zach Hounshell, Planner I

(614) 410-4652

zhounshell@dublin.oh.us

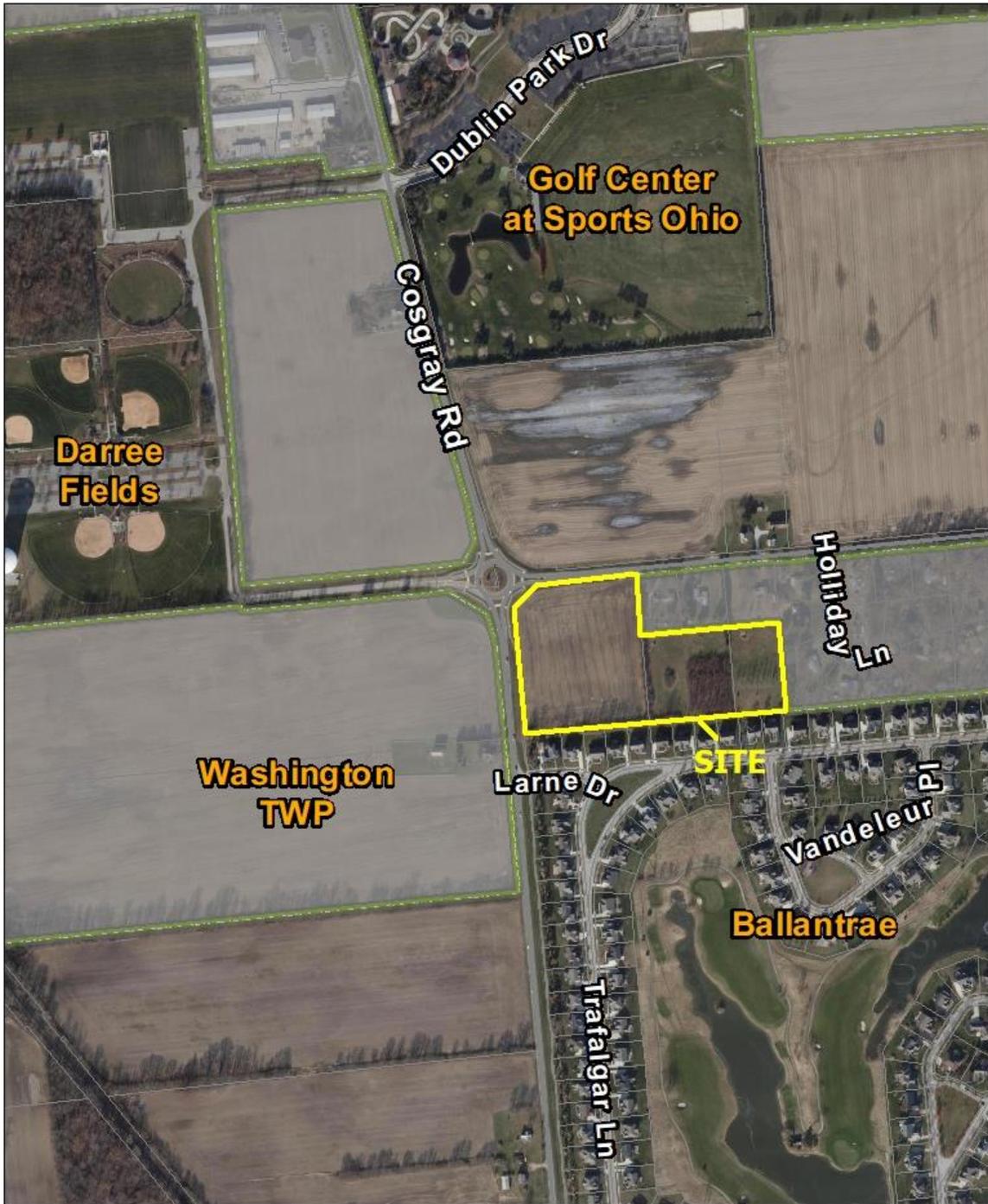
Next Steps

Following a review and recommendation by the Planning and Zoning Commission, the rezoning/preliminary development plan and preliminary plat applications will be forwarded to City Council for review and determination. The applicant will also be eligible to submit a final development plan and final plat to the Planning and Zoning Commission.

Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>20-092Z-PDP Rezoning/Preliminary Development Plan Ayrshire Farms PID: 272-000166</p>	<p>0 230 460 Feet</p> 
---	---	---

2. Overview

Background

The site was annexed into the City of Dublin on March 11, 2020 (Ordinance 02-20). Upon annexation, the site was automatically zoned R, Rural District pursuant to the Zoning Code.

Case History

In September 2020, the Planning and Zoning Commission reviewed and commented on an informal review of a Rezoning/Preliminary Development Plan/Preliminary Plat application to rezone 11.37 acres from a Rural District to a Planned Unit Development District for the potential future development of 34 single-family homes. Commission members expressed concerns regarding the lack of usable open space located on the site. Commissioners requested that the density of the development be decreased by eliminating some lots. Commissioners also supported the variation in lot sizes across the development.

Site Characteristics

Natural Features

The western portion of the site is being farmed and contains no natural features except for rows of trees along the southern and eastern boundaries. The eastern portion of the site is comprised of the rear portion of two rural, residential parcels which are not entirely annexed into the City. Both parcels include trees and other vegetation.

Surrounding Land Use and Development Character

North: ID-4, Vacant

East: Unincorporated, Washington Township, vacant

South: PLR, Planned Low Density Residential District (Ballantrae)

West: Unincorporated, Washington Township, single-family homes

Road, Pedestrian and Bike Network

The site has 580 feet of frontage along Cosgray Road, which includes a bike path. The site has 450 feet of frontage along Shier Rings Road, which currently includes no pedestrian or bicycle facilities.

Utilities

Utilities will be extended to the site as part of this proposal.

Process

Rezoning to a Planned Unit Development District (PUD) is the second step in establishing a PUD. PUDs are created to address unique conditions, which cannot easily be addressed by a standard zoning district. The PUD zoning approval includes a development text, which serves as the zoning regulation, and a preliminary development plan, which serves to define the site layout and development parameters.

A Preliminary Plat is also proposed in conjunction with this Rezoning/Preliminary Development Plan. A Final Development Plan and Final Plat approving the final details

associated with the development would follow the approval of a Rezoning/Preliminary Development Plan/Preliminary Plat.

Future Land Use

The Future Land Use Map in the Community Plan designates the site has a Mixed Residential Low Density (2-3 dwelling units per acre) designation.

The Mixed Residential Low Density is described as “areas that are intended to provide a mix of housing options and transition from existing single-family neighborhoods at a typical density of 3.0 du/ac.”



The particular category for residential character is intended for neighborhoods that incorporate a variety of single and multiple family dwelling styles, generally in larger projects. The integration of a broad range of housing within neighborhoods is intended to allow for greater housing choices particularly for younger and older age groups, and provide market flexibility to allow for a wider range of housing choices, consistent with Dublin’s Land Use Residential Principles. Larger sites are expected to incorporate a mix of housing types and to be designed to look, feel and function as a cohesive neighborhood. Smaller sites, such as the site in consideration today, may include a single housing type, appropriately scaled to the surrounding development context, and consistent with Special Area Plan recommendations where applicable.

Thoroughfare Plan

Shier Rings Road and Cosgray Road are both considered a collector street for the segments adjacent to the site in consideration. Collector streets provide both access to property and traffic circulation within residential neighborhoods and commercial or industrial areas. This system collects traffic from local streets such as those through residential neighborhoods, and disperses it to the arterial system. The collector street system may also carry local bus routes where appropriate.

Cosgray Road from Tuttle Crossing Boulevard to Shier Rings Road is currently two lanes and has a 60-foot right-of-way. The Thoroughfare Plan calls for improvements to the right-of-way by potentially expanding the lanes to three lanes, and also extending the width of the right-of-way from 60 feet to 70 feet. Shier Rings Road from Cosgray Road to Eiterman Road is two lanes and has a 50-foot right-of-way. The Thoroughfare Plan calls for improvements to the right-of-way by extending the width of the right-of-way from 50 feet to 60 feet.

Proposal

This is a request for review and recommendation of approval for the rezoning of an approximately 11.37-acre site from R, Rural District to PUD, Planned Unit Development District to allow for the development of 30 single-family lots. The request also includes the review and recommendation of approval for a preliminary development plan and preliminary plat for the development of the 30 single-family lots, as well as three new public streets and approximately 2.62 acres of open space.

Use & Density

The applicant is proposing single-family residential uses on the site, with one principal structure per lot. The applicant is proposing a density of approximately 2.63 dwellings per acre, which meets the recommended density for the Mixed Residential Low Density classification for the site by being less than three units per acre.



Layout

The applicant is proposing 30 single-family lots, three public streets, and approximately 2.62 acres of public open space on the approximately 11.37-acre site. Since the informal review in September, the applicant has decreased the number of lots from 34 lots, and has increased the amount of public open space from approximately 2.24 acres. The applicant eliminated lot 1 from the illustration shown in the 'Previous' image to create a larger, usable open space for the neighborhood that connects to the perimeter bike path and allows for better use of the retention pond, which can be viewed in 'current' image.

The applicant is proposing a single entry street into the development from Shier Rings Road, which terminates in culs-de-sac to the east and the west of the north-south entry road. All roads are proposed to be public streets. The proposed lots are located along the roads in the development with open space reserves in the southeast portion of the site and the northern portion of the site. The two



largest reserves (Reserves A and C) accommodate stormwater management ponds. A bikepath will be extended along the Shier-Rings Road frontage.

The applicant is proposing perimeter setbacks on each side of the development to create a buffer from Ballentrae to the south and east, Shier-Rings Road to the north, and Cosgray Road to the west. The building and applicable pavement setbacks are shown in the adjacent table. Shared use paths and/or sidewalks may be located within the perimeter setback.

SETBACK TABLE	
Property Line	Setback
North Property Line (Shier-Rings Road)	45-foot building and pavement setback
North Property Line (Not Shier-Rings Road)	20-foot building setback
West Property Line (Cosgray Road)	45-foot building and pavement setback
South Property Line (Ballentrae)	20-foot building setback
East Property Line (Ballentrae)	20-foot building setback

Development Standards

The applicant has provided a development text that outlines the proposed development requirements for the site. The proposed development provides a variety of lot sizes, ranging from 0.16-acre (Lot 23) to 0.52-acre (Lot 16). All lots have a minimum lot width of 64 feet at the right-of-way line and have a maximum lot coverage of 60%, which includes the principal structure, accessory structures, and all impervious surfaces.

The proposed setbacks for each lot of the development are located in the table below. The applicant is proposing larger setbacks from Cosgray Road and neighboring residential lots, while proposing smaller setbacks for the interior lots of the development (Lots 23-30) and allowing for patios to encroach within the setback. The applicant is showing a rear yard setback of 30 feet for lots 1-5 in the development text, but the development plan shows a 45-foot setback. The applicant should revise the development text to allow for a 45-foot rear yard setback for lots 1-5 to reflect what is shown on the development plan.

Property Setbacks	Requirement
Front Setback	20 feet
Side Yard Setback	Lots 1-15: 6-foot minimum per side with a minimum 14-foot separation between structures.
	Lots 16-30: 6-foot minimum per side with a minimum 16-foot separation between structures.
Rear Yard Setback	Lots 1-5: 45 feet
	Lots 6-22: 30 feet
	Lots 23-30: 20 feet (Patios may encroach 10 feet into rear setback)

Lot 18 of the development has a 48.5-foot easement to the rear of the lot that is in place for existing utilities that operate for the lot north of the site. Within the easement is a leech field, which serves the property owner to the north. The applicant has worked with staff to determine the best solution for the situation and committed to not developing Lot 18 until such time as the existing utilities are inoperable and need replaced, or until the need for the utilities is not necessary for the northern property owner.

Architecture & Building Materials

The applicant has provided a statement regarding the character of the proposed homes for Ayrshire Farms outlining: "The single-family home exteriors will be designed to be reminiscent of traditional architectural styles incorporating front porches with modest setbacks emphasizing neighborhood interaction and walkability. The architectural character shall incorporate vocabulary from traditional details. Continuity of elements and scale and the commonality of building materials will reinforce the architectural cohesiveness while providing architectural diversity." The applicant has submitted conceptual drawings for reference only of the design character. These drawings are not subject to approval with the preliminary development plan application.

The development text proposes permitted cladding materials such as brick, stone, manufactured stone, wood, stucco, cementitious siding, or any combination of the choices. The text proposes trim materials such as cementitious board wood, aluminum (for gutters and downspouts only), EIFS, copper, or fiber-cement products. Proposed paint selections include white, earth tones, or other muted colors that would complement the surrounding neighborhoods and would be cohesive throughout the development. The proposed roof materials include dimensional asphalt shingles, wood shingles, slate shingles, copper, standing seam metal, and/or tile. The proposed text requires homes with chimneys be clad with brick, stone, or manufactured stone. The proposed garages details include a decorative carriage style and are not permitted to occupy more than 50% of the front elevation of each home.

The applicant is committing to four-sided architecture on each of the 30 lots, along with additional attention to detail for open/exposed facades at intersections of the development (Lots 1, 22, 23, 26, 27, 30). The open/exposed lots are chosen based upon locations of the development that would give a 'first impression' of the development. These lots are located at the entrance of the development to the north, the first homes seen from the intersection of Shier-Rings Road and Cosgray Road, and/or at the intersection of the interior public streets. The proposed development text requires these lots to have additional architectural elements and enhanced landscaping on the facades of the home exposed to these key locations. Architectural elements are not described in the preliminary development text. The applicant will be required to state what elements qualify for this requirement in the final development text.

Landscaping

The applicant has provided a tree survey, which shows the location of existing trees and specifies which trees will be removed with the development. The applicant has identified 942 caliper inches that will be removed with the development and require replacement, a majority of which are flowering pear, mulberry and silver maple. Protected trees along the southern property line adjacent to Ballantrae will be preserved. Storm sewer is proposed adjacent to the southern property line with the disturbance area shown setback 15 feet to minimize the impacts to the root zones. The proposed sanitary sewer and other infrastructure may adversely affect the root systems of some trees and replacement will be required if the trees cannot be preserved.

The applicant is proposing a landscape buffer along the rear yards of properties that line Cosgray Road. The code-prescribed buffer will mimic the existing buffer treatment used at Ballantrae to the south with evergreen and deciduous trees, along with masses of ornamental grasses. Mounding will be used to increase the height and buffering capacity. Rubble walls and stone outcroppings similar to those in Ballantrae will be also used sporadically in city owned and HOA maintained reserves to help link the two developments. Specific details will be completed with the Final Development Plan. However, the applicant should continue to work with Staff to determine the appropriate number of replacement trees to be located within the landscape buffer.

Trees are shown to be preserved east of the new entry drive. Trees #7712 and 7713 are shown to be preserved but the table inconsistently shows them to be removed. These and any other inconsistencies on the tree survey will need to be corrected prior to the Final Development Plan submittal.

Traffic & Access

As mentioned above, the applicant is proposing a single entry street into the development from Shier Rings Road, which terminates in cul-de-sac roads to the east and the west of the north-south entry road. All roads are proposed to be public streets. The proposal also includes the construction of a westbound left turn lane on Shier Rings Road to serve the development. The applicant will need to continue to work with staff to identify right-of-way needs to accommodate the Shier Rings Road widening associated with the westbound left turn lane as well as to identify the appropriate conveyance mechanism for any needed right-of-way prior to City Council submittal.

The proposed street names have not been approved by emergency services. The applicant will need to continue to coordinate with Staff and emergency services to determine acceptable street names and will need to update the plans with the approved street names prior to City Council submittal.

The proposal includes the extension of shared-use path along Shier Rings Road to provide connectivity to the Cosgray Road shared-use path. Sidewalk is proposed on both sides of all public streets throughout the development.

Traffic Impact Study

The applicant submitted a Traffic Impact Study (TIS) as required for a rezoning application. The study provides analysis of the anticipated traffic generated by the proposed development and models the traffic on the existing roadways. The TIS analyzed the Shier Rings Road & Cosgray Road, Shier Rings Road & Eiterman Road, and Shier Rings Road & Site Access Point intersections. The TIS also incorporated the future Shier Rings Road realignment project, also known as University Boulevard, into the analysis.

As identified in the TIS, the proposal includes the construction of a westbound left turn lane on Shier Rings Road to serve the development. This left turn lane will be constructed at the same time as the local street construction for the development. The TIS is considered accepted by the City of Dublin Engineering Division.

Open Space Reserves

The proposal includes three reserves of open space (Reserves A-C). Reserve A is approximately 1.48 acres and is located at the northwest corner of the development. Reserve A includes a retention pond maintained by the City of Dublin, multi-use paths, an entry feature, landscaping, and active use amenities such as a gazebo or shelter. Reserve B is approximately 0.28 acre and is located east of the entry drive into the development, and includes only an entry feature and landscaping. Reserve C is approximately 0.86 acre and is located at the southeast corner of the development. Reserve C includes a retention pond maintained by the City of Dublin, as well as benches, landscaping, and open space for passive use of the area.

Reserve	Description	Acres	Ownership	Maintenance
A	Northwest corner of development at intersection of Shier Rings Road and Cosgray Road	1.48	City of Dublin	HOA*
B	East of the entry drive	0.28	City of Dublin	HOA
C	Southeast corner of development	0.86	City of Dublin	HOA*

*Maintenance of the Retention Ponds in Reserves A & C will be handled by the City of Dublin.

Entry Feature

The applicant is proposing entry features with both Reserves A and B. The entry features may include fencing, posts, columns, walls, trellises, gazebos, signs, and/or landscaping. The entry features details will be approval at the time of the Final Development Plan.

Utilities

Sanitary

The site is served by the 8-inch public sanitary sewer between Lots 541 and 542 (5936 Trafalgar Lane and 5944 Trafalgar Lane) within the Ballantrae development. The proposal includes the extension of public sanitary through the site to serve the development as well as to provide future sanitary sewer access to the adjacent parcels to the north.

Water

The site is served by the 16-inch public water main located at the Shier Rings Road & Cosgray Road roundabout. The proposal includes the extension of public water main along the south side of Shier Rings Road to and through the development.

Stormwater Management

Stormwater management for the site consists of a network of storm sewer that drains into two retention basins located at the northwest and southeast portions of the site to maintain existing drainage conveyance patterns. The northwest retention basin outlets to Shier Rings Road while the southeast retention basin outlets to the catch basin between lots 542 and 543 (5944 Trafalgar Lane and 5950 Trafalgar Lane).

Stormwater management associated with the Shier Rings Road widening to accommodate the westbound turn lane is required. The applicant will need to continue to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances.

Preliminary Plat

With the submission of the Rezoning and Preliminary Development Plan, a Preliminary Plat application has also been submitted for recommendation of approval to City Council. The plat application includes the creation of 30 single-family lots, three new public streets, dedication of open space, and dedication of right-of-way.

The applicant is proposing approximately 2.62 acres of open space dedication for this development, which exceeds the 1.13 acres of open space required by the Subdivision Regulations. All open spaces are proposed to be owned by the City and maintained by the Homeowners Association, with the exception of the retention ponds. The maintenance of the functionality of the ponds will be the responsibility of the City.

The applicant will continue to work with Staff to identify right-of-way needs to accommodate the Shier Rings Road widening associated with the westbound left turn lane as well as to identify the appropriate conveyance mechanism for any needed right-of-way prior to City Council submittal. The applicant will also continue to coordinate with Staff and emergency services to determine acceptable street names and will need to update the plans with the approved street names prior to City Council submittal.

3. Criteria Analysis

Rezoning with Preliminary Development Plan

- 1) The proposed development is consistent with the purpose, intent and applicable standards of the Zoning Code;
Criterion Met. This proposal is generally consistent with the purpose, intent and applicable development standards of the Zoning Code requirements.

- 2) The proposed development is in conformity with Community Plan, Thoroughfare Plan, Bikeway Plan, and other adopted plans or portions thereof as they may apply and will not unreasonably burden the existing street network;
Criterion Met. The proposed development meets the proposed designation for a Mixed Residential Low Density Classification. Staff considers the site to be a 'smaller site', which allows a single housing type, as defined in the Community Plan. The applicant meets the intent and requirements of all other plans and is not burdening the existing street network.
- 3) The proposed development advances the general welfare of the city and immediate vicinity and will not impede the normal and orderly development and improvement of the surrounding areas;
Criterion Met. Overall, staff is supportive of the general layout and use shown with the proposed development. The applicant has addressed density concerns from the Informal Review in September to lower density while adding active open space.
- 4) The proposed uses are appropriately located in the city so that the use and value of property within and adjacent to the area will be safeguarded;
Criterion Met. The proposed development meets the recommended land use designation of Mixed Residential Low Density.
- 5) Proposed residential development will have sufficient open space areas that meet the objectives of the Community Plan;
Criterion Met. The proposed open space provision exceeds the requirements. The provided open space at the northwest corner of the development offers active space for the homeowners of the development and connects to the existing bike path along Cosgray Road. The open space will be usable by members of the neighborhood and those utilizing the existing bike network throughout Dublin.
- 6) The proposed development respects the unique characteristic of the natural features and protects the natural resources of the site;
Criterion Met with Conditions. The proposal will have to adhere to Code for any removal and replacement of the vegetation on site. The proposed respects the natural features on the site and conserves vegetation through landscape buffers on the boundaries of the development. The applicant work with Staff to correct inconsistencies in the tree survey prior to final development plan submittal. The applicant should continue to work with Staff to determine the appropriate number of replacement trees to be located within the landscape buffer.
- 7) Adequate utilities, access roads, drainage, retention and/or necessary facilities have been or are being provided;
Criterion Met with Condition. Stormwater management for the development is provided via two retention basins with a network of storm sewer and associated structures. Stormwater management associated with the Shier Rings Road widening to accommodate the westbound turn lane is required. The applicant will need to continue to

work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances. The extension of public utilities is included with this development proposal. The applicant will need to continue to coordinate with Staff and emergency services to determine acceptable street names and will need to update the plans with the approved street names prior to City Council submittal.

- 8) Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the surrounding public streets and to maximize public safety and to accommodate adequate pedestrian and bike circulation systems so that the proposed development provides for a safe, convenient and non-conflicting circulation system for motorists, bicyclists and pedestrians;
Criterion Met with Condition. The City has accepted the submitted Traffic Impact Study that recommends the construction of a westbound left turn lane on Shier Rings Road to mitigate the anticipated development traffic impacts. The applicant will need to continue to work with Staff to identify right-of-way needs to accommodate the Shier Rings Road widening associated with the westbound left turn lane as well as to identify the appropriate conveyance mechanism for any needed right-of-way prior to City Council submittal. Shared-use path is proposed along Shier Rings Road to provide connectivity to the Cosgray Road shared-use path. Sidewalk is proposed on both sides of the streets within the development.

- 9) The relationship of buildings and structures to each other and to such other facilities provides for the coordination and integration of this development within the PD and the larger community and maintains the image of Dublin as a quality community;
Criterion Met. The development fits within the scope of the surrounding neighborhoods. The Future Land Use designation classifies this site be more transitional moving north from Ballantrae into the West Innovation District north of Shier Rings Road. This development is proposed to be more dense than Ballantrae, but still fits within the scope of the neighborhood.

- 10) The density, building gross floor area, building heights, setbacks, distances between buildings and structures, yard space, design and layout of open space systems and parking areas, traffic accessibility and other elements having a bearing on the overall acceptability of the development plans contribute to the orderly development of land within the city;
Criterion Met with Condition. The proposed development has made modifications since the Informal Review in September to account for larger setbacks between buildings and lower density throughout the development, which were two topics of discuss originally. The development contributes to the orderly development of land within the city. The applicant should revise the development text to allow for a 45-foot rear yard setback for lots 1-5 to reflect what is shown on the development plan.

11) Adequate provision is made for storm drainage within and through the site so as to maintain, as far as practicable, usual and normal swales, water courses and drainage areas;

Criterion Met with Condition. Stormwater management for the development is provided via two retention basins with a network of storm sewer and associated structures. Stormwater management associated with the Shier Rings Road widening to accommodate the westbound turn lane is required. The applicant will need to continue to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances.

12) The design, site arrangement, and anticipated benefits of the proposed development justify any deviation from the standard development regulations included in the Zoning Code or Subdivision Regulation, and that any such deviations are consistent with the intent of the Planned Development District regulations;

Criterion Met. The development meets the intent of the Planned Development District regulations and the future land use plan. The site is minor in scale to a majority of developments within the City, but the layout and design of the homes and open space contribute to the design of the City.

13) The proposed building design meets or exceeds the quality of the building designs in the surrounding area and all applicable appearance standards of the city;

Criterion Met. The development text includes material and designs standards. The conceptual drawings provided to show the potential building designs present a 'farm-style' housing selection that is suitable in the southwest portion of the City and is complementary to the surrounding neighborhoods.

14) The proposed phasing of development is appropriate for the existing and proposed infrastructure and is sufficiently coordinated among the various phases to ultimately yield the intended overall development;

Criterion Met. The development will be completed in one phase.

15) The proposed development can be adequately serviced by existing or planned public improvements and not impair the existing public service system for the area;

Criterion Met with condition. The City has accepted the submitted Traffic Impact Study that recommends the construction of a westbound left turn lane on Shier Rings Road to mitigate the anticipated development traffic impacts. The applicant will need to continue to work with Staff to identify right-of-way needs to accommodate the Shier Rings Road widening associated with the westbound left turn lane as well as to identify the appropriate conveyance mechanism for any needed right-of-way prior to City Council submittal.

16) The applicant's contributions to the public infrastructure are consistent with the Thoroughfare Plan and are sufficient to service the new development;

Criterion Met with condition. The City has accepted the submitted Traffic Impact Study that recommends the construction of a westbound left turn lane on Shier Rings Road to

mitigate the anticipated development traffic impacts. The applicant will need to continue to work with Staff to identify right-of-way needs to accommodate the Shier Rings Road widening associated with the westbound left turn lane as well as to identify the appropriate conveyance mechanism for any needed right-of-way prior to City Council submittal.

Preliminary Plat

- 1) Plat Information and Construction Requirements
Criterion Met with Conditions. The proposal is consistent with the requirements of the Subdivision Regulations. The applicant will be required to make any minor technical adjustments prior to City Council review. Modifications and improvements approved with the rezoning and preliminary development plan should be reflected on this preliminary plat.
- 2) Lots, Street, Sidewalk, and Bike Path Standards
Criterion Met with Conditions. This proposal is consistent with the lot, street, sidewalk, and bike path standards of the Subdivision Regulations. The applicant will need to continue to coordinate with Staff and emergency services to determine acceptable street names and will need to update the plans with the approved street names prior to City Council submittal.
- 3) Utilities
Criterion Met with Conditions. Proposed and existing utilities are shown on the preliminary plat. The applicant will continue to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances.
- 4) Open Space Requirements
Criterion Met. The proposed open space provision meets the requirements. Open space is dedicated to the City and the plat accurately shows the ownership and maintenance of open space.

4. Recommendation

Staff recommends **approval** of the **Rezoning/Preliminary Development Plan** finding that the proposal meets the review criteria as outlined above, without significant revision.

Should the Commission submit a recommendation of **approval**, Staff recommends the following six conditions:

- 1) That the applicant continues to coordinate with Staff and emergency services to determine acceptable street names and will need to update the plans with the approved street names prior to City Council submittal;
- 2) That the applicant continues to work with Engineering to demonstrate stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances;
- 3) That the applicant continues to work with Staff to identify right-of-way needs to accommodate the Shier Rings Road widening associated with the westbound left turn lane

as well as to identify the appropriate conveyance mechanism for any needed right-of-way prior to City Council submittal;

- 4) That the applicant work with Staff to correct inconsistencies in the tree survey prior to final development plan submittal;
- 5) That the applicant should continue to work with Staff to determine the appropriate number of replacement trees to be located within the landscape buffer; and,
- 6) The applicant should revise the development text to allow for a 45-foot rear yard setback for lots 1-5 to reflect what is shown on the development plan.

Staff recommends **approval** of the **Preliminary Plat** with one condition:

- 1) The applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.